

MINUTES
ISLANDS PLANNING COMMISSION
CALLED MEETING
JULY 12, 2011 - 9:30 A.M.
Harold Pate Building, 1725 Reynolds Street, Bwk, GA

- MEMBERS PRESENT:** John Dow, Jr., Chairman
William Lawrence, Vice Chairman
Stan Humphries
Preston Kirkendall
- ABSENT:** Patricia Laurens
Paul Sanders
Desiree Watson
- STAFF PRESENT:** David Hainley, Community Development Director
Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

Chairman John Dow called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

VP2241

Consider the approval of additional signage for the Coastal Georgia Historical Society. The property is located at 610 Beachview Drive on the southwest corner of Twelfth Street. The property is zoned P (Public). Parcel ID: 04-04642. Sherri Jones, agent for Coastal Georgia Historical Society, owner.

Ms. Jones was present for discussion.

According to the staff's report, the applicant proposes that a business identification sign be placed on the building as indicated in the illustration included in the packages. The proposed signage meets the provisions of the Sign Regulations (Article VIII) as to the type, and size of the sign. The Sign Regulations require that signs over six square feet in area "are subject to the prior approval of the Planning Commission with

regard to material, size, construction, color, face type, location and setback.” The proposed sign is 16 square feet. The Sign Regulations also provide that such review and approval be per the requirements of Section 709 (Island Preservation District).

Section 709.4 in the Island Preservation District gives the standards for review as follows:

(a) Construction, or remodeling or enlargement of an existing building in a manner inconsistent with the existing building massing (the three-dimensional bulk of a building: height, width, and depth), articulation (the pattern of the building base, middle and top, created by variations in detailing, color and materials or stepping back or extending forward a portion of the facade) and fenestration (the arrangement, proportioning, and design of windows and doors in a building) in the immediate area; or

(b) An absence of unity or coherence in composition which is in opposition to the character of the present structure in the case of repair; or

(c) Violent contrasts of materials or intense colors not representative of the existing buildings in the immediate area; or

(d) A multiplicity or incongruity of details resulting in a disturbing appearance.

Mr. Landon stated that staff’s recommendation is for approval of **VP2241**.

During a brief presentation, Ms. Sherri Jones stated that the new sign would help visitors orient themselves to the facilities.

There was no one present to oppose this request.

Following discussion, a motion was made by Mr. Preston Kirkendall, seconded by Mr. William Lawrence and unanimously adopted to approve application **VP2241** to allow a new sign.

VP2244 - 537 Beachview

Consider the approval of an addition of a bedroom to the Beachview Bed and Breakfast. The property is located at 537 Beachview on the northwest corner of 14th Street. The property is zoned VMU (Village Mixed Use). Parcel ID: 04-04663. Property owned by W. H. and Helen Irvine.

Mr. Larry Bryson, agent, was present for discussion.

According to the staff’s report, the applicant proposes to enclose an existing patio area between an existing residence and carriage house. The requested enclosed area is

14'9" x 19'1". The proposed use of this area is a bedroom for the property owner. The proposed exterior is intended to match the existing structure.

Section 709.4 in the Island Preservation District gives the standards for review as follows:

(a) Construction, or remodeling or enlargement of an existing building in a manner inconsistent with the existing building massing (the three-dimensional bulk of a building: height, width, and depth), articulation (the pattern of the building base, middle and top, created by variations in detailing, color and materials or stepping back or extending forward a portion of the facade) and fenestration (the arrangement, proportioning, and design of windows and doors in a building) in the immediate area; or

(b) An absence of unity or coherence in composition which is in opposition to the character of the present structure in the case of repair; or

(c) Violent contrasts of materials or intense colors not representative of the existing buildings in the immediate area; or

(d) A multiplicity or incongruity of details resulting in a disturbing appearance.

Mr. Landon stated that in speaking with Mr. Bryson, the addition is not being proposed as a guest room or rental unit; it is for use by the owner of the property. He stated that staff's recommendation is for approval of **VP2244** to allow a building addition.

Chairman Dow had several questions. His first question pertained to the carriage house as to whether it would be used for vehicles or lodging; he also wanted some assurance that the addition would not become rental property; and finally, he asked if the parking is public, paved or dirt. Mr. Landon stated that it is actually a little of both but the applicant would have to address the specifics of the parking, as well as the carriage house and the rental concerns.

Mr. Kirkendall stated that the property is zoned Village Mixed Use (VMU), but the drawing indicates that it is General Commercial (GC). Mr. Landon explained that most likely the drawing was done before the recent adoption of the VMU District, but the setbacks, building heights, etc. for the property coincide with the regulations of the VMU District. Mr. Kirkendall was still concerned as to whether the 60 ft. height and the zero setbacks still exist because of the grandfather clause, and if not, then perhaps the drawing needs to be updated. Mr. Landon stated that if approved, a condition could be included to that affect. Mr. Kirkendall stated that the building height and setbacks are fine for the mixed use; it's just not shown on the drawing. For clarification, Chairman Dow pointed out that if the legend were changed to be consistent with the VMU District, the drawing would be fine.

Mr. Lawrence had questions about the address of the property, which he stated appears to be on 14th Street rather than 537 Beachview. Mr. Landon explained that the address is always listed on the street of greatest significance or the narrowest width. Because the property has frontage on Beachview and it is the narrowest width with the greatest significance, the address would be listed on Beachview.

During a brief presentation, Mr. Larry Bryson, architect and agent, explained that this application came before the Planning Commission a number of years ago and there were some approvals placed at that time. The front building that faces Beachview is the Beachview Bed and Breakfast. It is a rental unit that is used for weekly/monthly visits. The unit in the middle is attached to the Bed and Breakfast building and is the Irvine's personal residence when they are in town. The carriage house contains two empty cars and some antiques that are stored in the unit. It is not technically habitable other than being used for storage. The addition will actually replace the patio that now connects the personal residence and the carriage house. The Irvine's are an older couple and want to use the room as a bedroom on the first level of the house.

Chairman Dow asked if the existing building would become another rental unit. Mr. Bryson replied no, it would remain as the Irvine's personal home and they are not increasing any additional rental property. Chairman Dow asked what would prevent them from renting the structure if they were to move. Mr. Landon stated that there could be a condition placed on the approval and if the property is found to be rented, Code Enforcement action could be pursued. Mr. Bryson stated that he would not have a problem with this condition.

It was noted that no one was present to oppose this request.

At the end of discussion, a motion was made by Mr. Stan Humphries to approve application **VP2244** to allow a building addition with the condition that a new drawing be submitted with a correct legend showing the VMU District and also identifying the residence as being restricted from any type of commercial use. The motion was seconded by Mr. William Lawrence and unanimously adopted.

VP2252 - YOBE FROZEN YOGURT

121 Mallery Street, Unit 102, St. Simons Island
Mr. Mark Johnson, agent, was present for discussion

Chairman Dow explained that Mr. Hainley phoned him about this item coming in late and asked if it could be placed on the agenda. He stated to Mr. Hainley that he would not have a problem with it but he would have to consult the other members for their input. Chairman Dow made it clear that the members did not get a chance to

review this item and therefore it is uncertain if they could take appropriate action at such short notice.

Mr. Humphries stated that the public should have a chance to hear about this request and the members should have a chance to study it before being asked to approve it. Mr. Lawrence and Mr. Kirkendall agreed with Mr. Humphries. Nevertheless, it was the consensus of the members to allow the applicant to make a presentation. During which time, Mr. Mark Jenkins, representing the owner, expounded on the history of the YOBE Corporation. He distributed booklets containing the existing site plan, architectural drawings, floor plans and four descriptive options of the proposal, including a choice of wall signs; all of which were reviewed by the Planning Commission.

At the end of Mr. Jenkins' presentation, Chairman Dow asked if everyone had a problem with taking action on this item at this time. Mr. Kirkendall indicated that in all probability nothing would change if they were to put this off any longer. Mr. Humphries reiterated his concerns about public input and the lack of time for review. He stated that he is not necessarily against this request but he totally disagrees with the procedure in this case.

Following discussion, a motion was made by Mr. Preston Kirkendall to approve **VP2252** for sign option #1 and with the roll down door having a permanent store front graphic applied to and maintained in good condition. The motion was seconded by Mr. William Lawrence. Voting Aye: Mr. John Dow, Mr. Preston Kirkendall and Mr. William Lawrence. Abstained From Voting: Mr. Stan Humphries.

There being no further business to discuss, the meeting was adjourned at 10:35 a.m.